

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 8, 2015**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASE

1. **Z-14-72**-An ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District to the O-1 (Office Institutional) District, property located at 2210 Marietta Boulevard, N.W., fronting approximately 712 feet on the south side of Marietta Boulevard, N.W., at the eastern corner of Chattahoochee Avenue.. Depth: varies. Area: 2.042 acres. Land Lot 221 , 17th District Fulton County, Georgia.
OWNER: FEDERAL STAMP AND SEAL MANUFACTURING
COMPANY, INC. C/O DONALD C. BRADSHAW
APPLICANT: DAVID C, KIRK
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

2. **U-14-32** An Ordinance granting a Special Use Permit pursuant to Section 16-18K.004 (1) (3) (a), of the Zoning Ordinance of the City of Atlanta for a **COMMUNITY SERVICES FACILITY** , property located at **678 JOSEPH E. BOONE BOULEVARD (FORMERLY SIMPSON ROAD) , N.W.**, fronting approximately 60 feet on the southwest side of Joseph E. Boone (formerly Simpson Road) and approximately 50 feet from the southeast corner of Sunset Avenue and Joseph E. Boone. Depth; varies. Area: 0.344 acres . Land Lot 110, 14th District Fulton County, Georgia
OWNER: 678 SIMPSON STREET PARTNERS, LLC
APPLICANT: SHARON M. LEWONSKI
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
3. **U-14-29**- An Ordinance granting a Special Use Permit pursuant to Section 16-11.005 (1)(c) for a Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies of 90 days or more duration, property located at **2760 LAKEWOOD AVENUE, S.W., (AKA AS 2756 LAKEWOOD AND 2107 METROPOLITAN AVENUE)**, fronting approximately 173 feet on the south side of Lakewood Avenue and approximately 115 feet on the west side of Metropolitan Parkway. Depth: varies. Area: 0.732 acres. Land Lot 102, 14th District Fulton County, Georgia
OWNER: NEENA JASON
APPLICANT: NEENA JASON
NPU X COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015

AGENDA
ZONING REVIEW BOARD
JANUARY 8, 2014
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

4. **Z-14-41-** An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, property located at **1763 1791 (AKA 1797) PIEDMONT ROAD, N.E.**, fronting approximately 612 feet on the east side of Piedmont Road beginning approximately 50 south of the intersection of Piedmont Road and Montgomery Ferry Road. Depth: varies. Area: approximately 3.38 acres. Land Lot 51, 17th District Fulton County, Georgia.
OWNER: TIM SCHRAGER
APPLICANT: KEVIN S. EDWARDS
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
5. **U-14-31-** An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at **641 (AKA) 665 NORTH AVENUE (SENDING PARCELS) to property located at 1763-1791 (AKA 1791) PIEDMONT AVENUE (RECEIVING PARCELS)**; and for other purposes.
OWNERS: TIM SCHRAGER/ADAMS PONCE PARK SOUTH, LLC
APPLICANT: KEVIN EDWARDS
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
6. **Z-14-67-** An Ordinance to rezone from the I-1 (Light Industrial) District to the MRC-3 Mixed Residential Commercial) District, property located **720 RALPH MCGILL BOULEVARD, N.E.** fronting approximately 236 feet on the north side of Ralph McGill Boulevard at the northwest corner of Ashley venue. Depth: varies. Area: approximately 1.9 acres. Land Lot 18, 14th District Fulton County, Georgia.
OWNERS: THE THRILLA ON RALPH MCGILLA, LLC
APPLICANT: NORTH AMERICAN PROPERTIES
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
7. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **3537, 3541, 3545, 3549, AND 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE,
JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY
APPLICANT: DAVID L. SMITH
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015

AGENDA
ZONING REVIEW BOARD
JANUARY 8, 2014

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

8. **Z-14-47-** An Ordinance to rezone from the O-I (Office Institutional) District to the C-1 (Community Business) District, property located at **2573 LENOX ROAD, N.E.**, fronting approximately 339 feet on the west side of Lenox Road and approximately 738 on the south side of Buford Highway and located at the southeasterly intersection of Buford Highway and Lenox Road. Depth: varies. Area: approximately 3.085 acres. Land Lot 6, 17th District Fulton County, Georgia.
OWNERS: LENOX BUFORD HOLDINGS, LLC
APPLICANT: LENOX BUFORD HOLDINGS, LLC
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
9. **Z-14-61-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) district to the MRC-3 (Mixed Residential Commercial) district for property located at **1099 NORTH AVENUE, N.E. AND 579 NORTH HIGHLAND AVENUE, N.E. (PARCEL NUMBER 14-0015-000-3095)**, fronting approximately 50 feet on the south side of North Avenue beginning approximately 275 feet from the southeast intersection of North Highland Avenue and North Avenue. Depth: approximately 338 feet. Area. 0.7 acres. Land Lot 15, 14th District, Fulton County, Georgia.
OWNER: JEFFREY P. VANTOSH
APPLICANT: MARK A. DIEDRICH
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2015
10. **Z-13-36-** An Ordinance to rezone from the SPI-11 SA6/BL (Special Public Interest District: Vine City and Ashby Station Subarea 6/Beltline Overlay) District to SPI-11 SA8/BL (Special Public Interest District: Vine City and Ashby Station Subarea 8/Beltline Overlay) District for property located at (Single Family Residential) to the R-4A (Single Family Residential) District for property located at **961-973 DESOTO STREET, N.W.**, fronting approximately 297 feet on the north side of Desoto Street beginning approximately 300 feet from the northeast intersection of Desoto Street and Ollie Street. Depth approximately 324 feet; Area: 2.2 acres. Land Lot 115, 14th District, Fulton County, Georgia.
OWNER: TRACK INVESTMENTS, LLC
APPLICANT: KAVEH KAMOONEH
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA